

- EXHIBIT (2) -

OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property: <u>601 Williams St</u> (address or legal description)				
Street Address <u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: <u>Reese House</u> (name of Structure or Addition name) <u>Coains</u>				
Has the building been moved ? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved ? (mm/dd/yr -if known, otherwise, the year moved is sufficient)				
Name of Historic District: OLD TOWN ROCKWALL HISTORIC DISTRICT ____ National Register District ____ Certified State or Local District ____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)				
Property Owner: <u>Jason & Anna Potts</u>		Street Address: <u>601 Williams St</u>		
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip	<u>Rockwall</u> County	<u>469-698-9922</u> Telephone Number
Authorized Contact: <u>Same</u>		Street Address: _____		
(if different from Owner)				
____ City	____ State	____ Zip	____ County	____ Telephone Number
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>New Construction of Storage building 12 x 16. Board-and-Batten to compliment existing Red shed To be placed in back yard along fence line.</u>				
Owner's Signature <u>Jason A Potts</u>		City of Rockwall Use Only: <div>H2003 -</div> <div>Project Number <u>H2007-003</u></div>		

Jason Potts

OLD TOWN ROCKWALL
HISTORIC / ROCKWALL HISTORIC LANDMARK
REQUIRED INFORMATION / MATERIALS CHECKLIST

The Old Town Rockwall Historic District Guidelines were developed as a result of extensive research and review of Historic Districts within the Dallas-Fort Worth Metroplex and with the assistance of several historic preservation professionals.

As outlined in §2.20 Historic District of the City of Rockwall Comprehensive Zoning Ordinance, the purpose of the Historic District, and the Design Guidelines serving to protect the properties within, is to assist in the stabilization and increase of property values while encouraging the most appropriate use of historic property within the present and future historic districts in Rockwall.

- ☒ (1) Complete **Certificate of Appropriateness** (CofA) Application
- ☒ (2) **Legal description** of the property proposed for certification.
- ☒ (3) Set of **building elevations** and a **site plan** for the proposed project. (These are similar to what will be required when applying for a building permit)
- ☒ (4) **Background information substantiating the subject request**: for example, if a porch addition is proposed for a historically significant structure – historic photographs or documentation indicating the existence of a porch that had been removed or photos of architectural / structural elements that are still in-place that provide supportive evidence of the theory that a porch was part of the structure (either originally or sometime in the structure's past)
- ☒ (5) An **estimate of costs** for the restoration or rehabilitation work;
- ☒ (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation;
- ☒ (7) Include a detailed statement of the **proposed use for the property**; and
- ☒ (8) Provide **any additional information** that the owner deems relevant.
- ☐ (9) Please provide comments regarding why any of the items (1) through (9) were not included along with the application (please use the back of this form or attach additional pages if necessary):

Jason and Anna Potts

Sub. HPAB Certificate of Appropriateness for additional storage shed/workshop to be placed in back yard along fence line.

Cost: \$500.00. We have most of the supplies needed to build.

Completion time: End of April.

NOTE: Provided illustration is for visual purposes only. Board and Batten is preferred material for exterior however we can use ship lap if needed. Existing red shed in side yard is board and batten. The actual size is 12 feet by 16 feet. The 16ft side will run along the fence line. It will have double doors on one side for lawn mower and a single door on the front for normal entry/exit. It will also have two fixed wood windows. Roofing material will match existing house or will be cedar shake per city code.

CITY OF ROCKWALL

Historic Preservation Advisory Board Memo

AGENDA DATE: 3/15/2007

APPLICANT: POTTS, JASON A & ANNA A

AGENDA ITEM: H2007-003; 601 Williams St.

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Jason & Anna Potts for an accessory structure located in the rear yard of 601 Williams Street St (Lots 1,2,3, 4, Block B, Foree). The tract is zoned (SF-7) Single Family district and identified as a "High Contributing Property".

BACKGROUND INFORMATION:

The applicants, Jason and Anna Potts, have submitted an application for a Certificate of Appropriateness to locate a 12' x 16' Board and Batten accessory structure located in the rear portion of the lot at 601 Williams St. The building is approximately 15 ft in height and will set along the fence line. The accessory structure meets all requirements of the Unified Development Code.

The house is a high-contributing property within the Historic District. The accessory building is a wood frame structure with board and batten material and a composition roof (matching the house). There is an existing shed in the side yard that is also constructed of board and batten. The historic District Guidelines state that, "all exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure."

Attached is an exhibit of what the proposed structure will look like.

RECOMMENDATIONS:

Staff recommends approval based on the following conditions;

1. The materials are typical of the style and period of the existing structure.
2. Determination of on-site location
3. Adherence to required building setback
 - 20 ft from Parks St. & Clark St.
 - 10 ft from rear lot line.

Legend




N



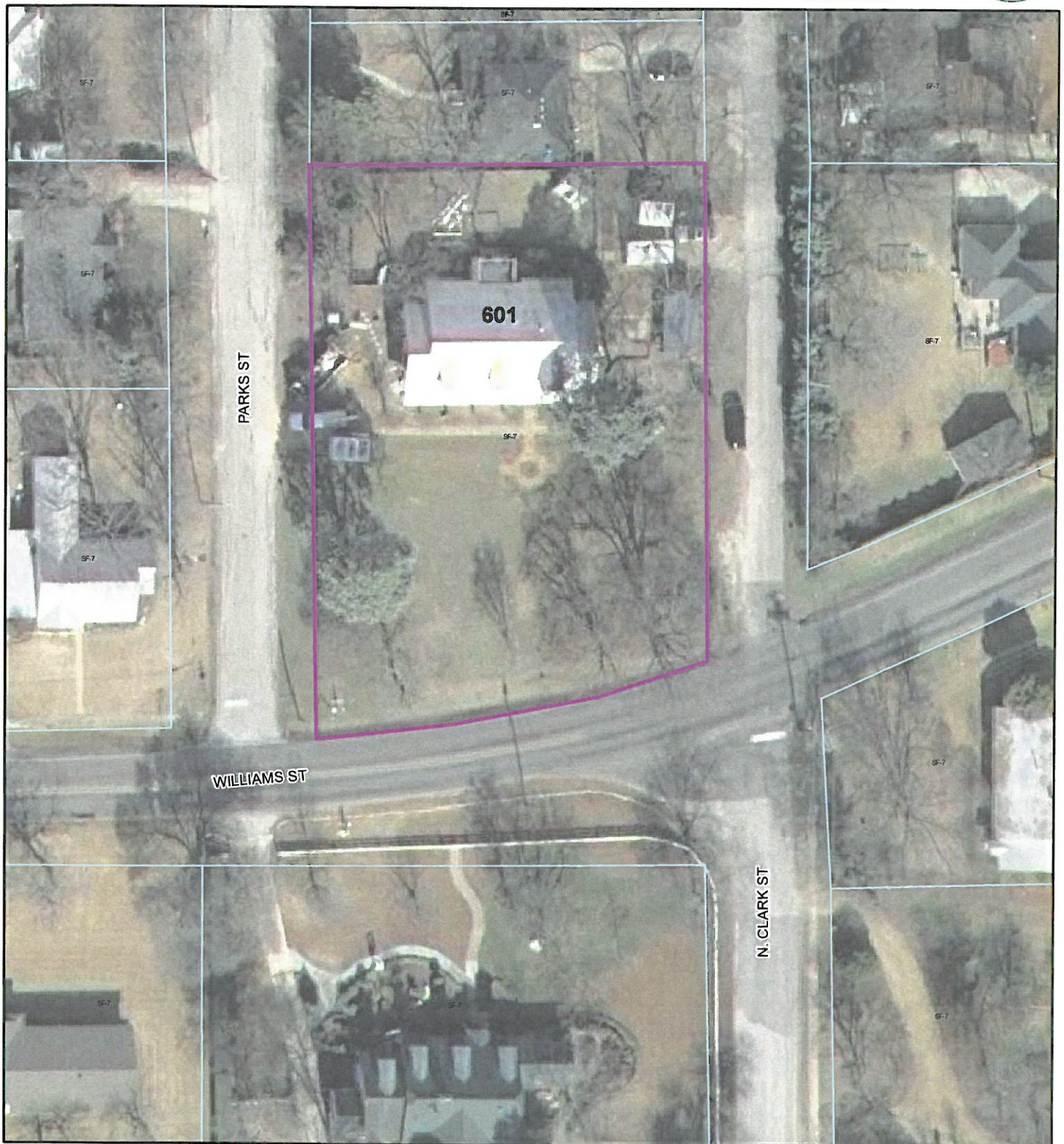
H2007-003 C of A (Accessory Bld)
601 Williams

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Legend

 601 WILLIAMS ST

City of
Rockwall
www.rockwall.com



601 WILLIAMS ST

March 5, 2007

0 10 20 40 Feet

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Rockwall CAD - 2007

Prop ID:
16605

Owner:
POTTS JASON A & ANNA A

Legal:
FOREE, BLOCK B, LOT 1,2,3,4

[Property](#) [Improvements](#) [Land](#) [Roll History](#) [Deed History](#) [Tax Due](#) [Summary](#)

Name, Address and Property Information

Owner ID	88584	Property ID	16605 (Real)	Geo ID	3710-000B-0001-00-0R
	POTTS JASON A & ANNA A		FOREE, BLOCK B, LOT 1,2,3,4		
Name & Address	601 WILLIAMS ST ROCKWALL, TX 75087-5087	Legal Description			
% Ownership	100%	Situs	601 WILLIAMS ST		
Exemptions	HS	Neighborhood	N3600 (EPPSTEIN, F&M, FONDREN, FOREE, GRIFFITH, HIGHLAND)		
Map ID	2-3				

Property Value and Taxing Jurisdiction Information

Property Values			
(+)Improvement Homesite Value:	+	n/a	
(+)Improvement Non-Homesite Value:	+	n/a	
(+)Land Homesite Value:	+	n/a	
(+)Land Non-Homesite Value:	+	n/a	Ag / Timber Use Value
(+)Agricultural Market Valuation:	+	n/a	n/a
(+)Timber Market Valuation:	+	n/a	n/a

(=)Market Value:	=	n/a	
(-)Ag or Timber Use Value Reduction:	-	n/a	

(=)Appraised Value:	=	n/a	
(-) HS Cap:	-	n/a	

(=)Assessed Value:	=	n/a	

Owner	Percent Ownership	Total Value
POTTS JASON A & ANNA A	100%	n/a

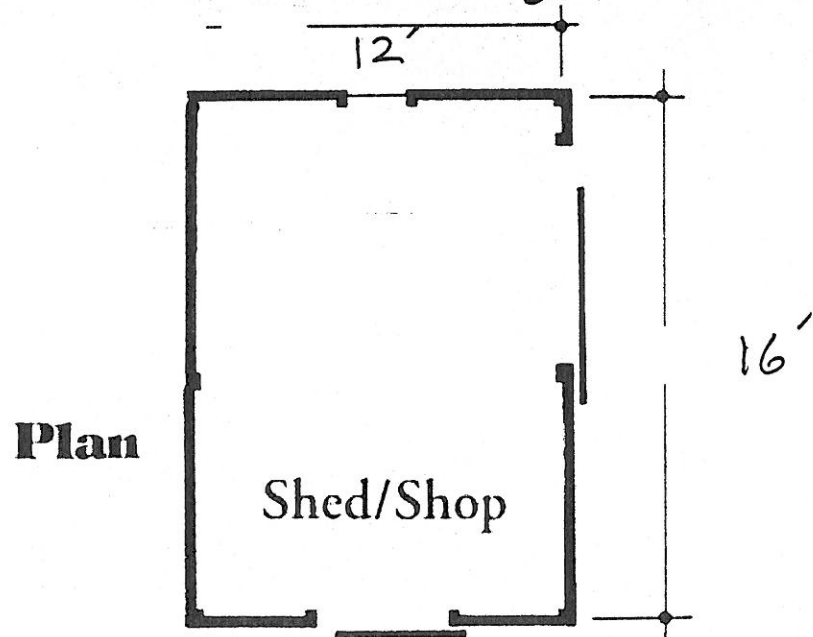
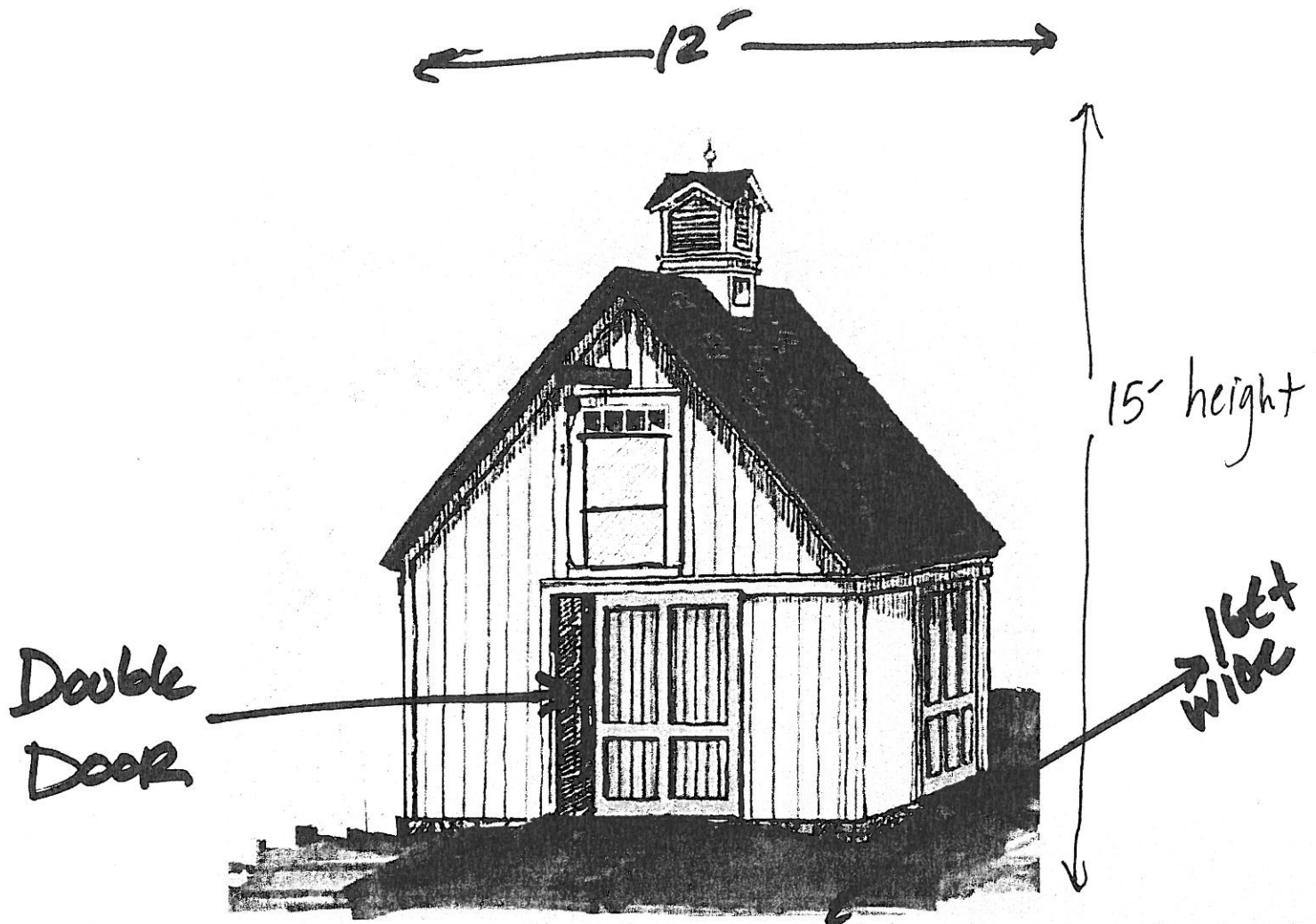
Entity Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CRW ROCKWALL CITY	n/a	n/a	n/a	n/a
GRW ROCKWALL COUNTY	n/a	n/a	n/a	n/a
SRW ROCKWALL ISD	n/a	n/a	n/a	n/a
Total Tax Rate: 0				

Estimated Tax With Current Exemptions:	n/a
Estimated Tax Without Current Exemptions:	n/a

[\[Property\]](#) [\[Improvements\]](#) [\[Land\]](#) [\[Roll History\]](#) [\[Deed History\]](#) [\[Tax Due\]](#) [\[Summary\]](#) [\[Search\]](#) [\[Home\]](#)

This year is not certified and ALL values will be represented with "n/a".

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City of Rockwall
The New Horizon

3/16/2007

Potts, Jason & Anna
601 Williams St
Rockwall, TX 75087

RE: H2007-003
601 Williams St.
Project Type: HISTORIC (C of A)

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 3/15/2007. The following is a record of all recommendations, voting records and conditions of approval:

Staff recommends approval based on the following conditions;

- 1. The materials be typical of the style and period of the existing structure.*
- 2. Determination of on-site location*
- 3. Adherence to required building setback*
- 4. 20 ft from Parks St. & Clark St.*
- 5. 10 ft from rear lot line.*

On March 15, 2007 the Historic Preservation Advisory Board approved the CofA by a vote of 3 to 0 (Potts Abstained) (Holcomb, Davis & Russo Absent).

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Leslie Ryan
Planning and Zoning
City of Rockwall

